

# DURDEN & HUNT

INTERNATIONAL



## Larch Place, Harold Wood RM3

£375,000

- First Floor Apartment
- Secure Gated Parking
- Master Bedroom With En Suite
- Storage
- Modern Development
- Balcony
- Second Bedroom
- Excellent Transport Links
- Open Plan Kitchen, Living And Dining Room
- Contemporary Family Bathroom

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# Larch Place, Harold Wood RM3

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Council Tax Band: D



Durden and Hunt welcome to the market this exceptional two bedroom apartment in Harold Wood.

Internally the spacious property, of over 900 sqft, benefits from a modern, open plan kitchen, living and dining room, that opens onto a private south west facing balcony.

The master bedroom features fitted wardrobes and a luxurious en suite and is complemented by a good sized second bedroom and a contemporary family bathroom. With windows on three sides of the flat, hallway storage further optimises this well kept home.

Externally this property benefits from secure gated parking.

Ideally located for local shops, schools, amenities and green spaces it has excellent transport links including the A127, A12 and Harold Wood station's Elizabeth Line with direct access to Liverpool Street.

Owner advised features:

Nest Smart Heating

Amtico Flooring Throughout (Not Standard)

LED Downlights In All Rooms (Not Standard)

Pendant Lighting Wiring And Switches In Bedrooms (Not Standard)

Bike Store

Consumer Protection from Unfair Trading Regulations 2008.

Misrepresentations Act 1967. Property Misdescriptions Act 1991.

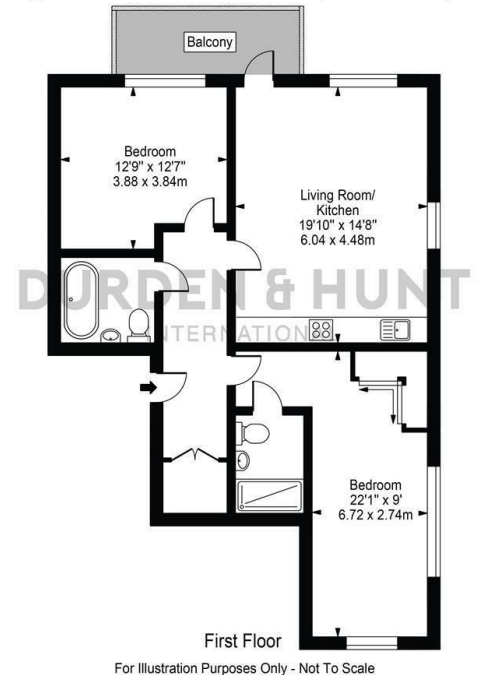
These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be

owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before purchasing. Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances.

Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Durden & Hunt are a proud member of The Property Ombudsmen.

# Violet Court Approx. Gross Internal Area 907 Sq Ft - 84.23 Sq M



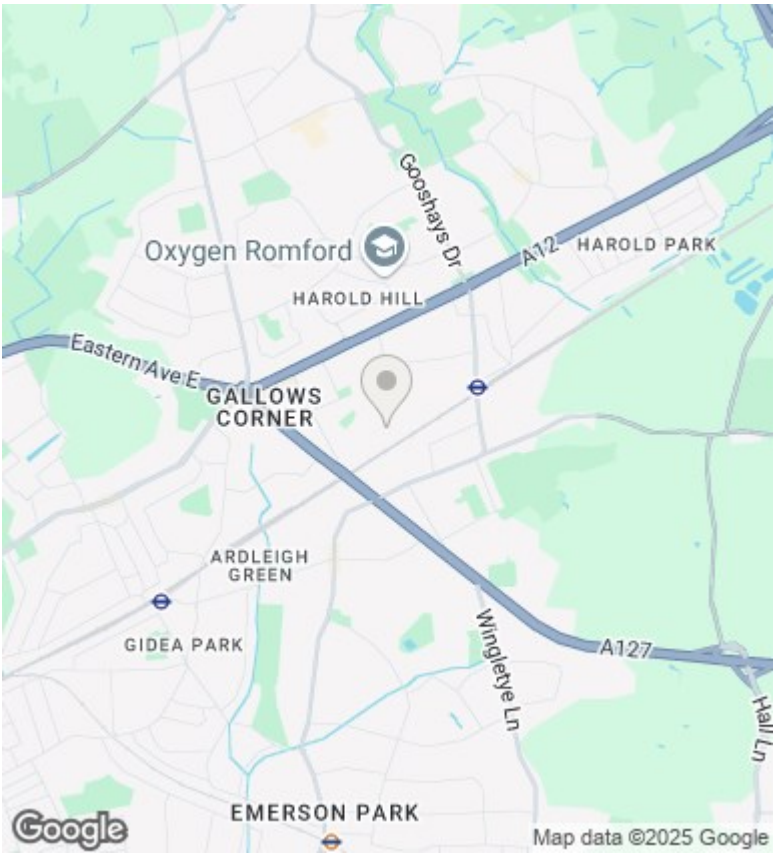
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## Viewings

Viewings by arrangement only. Call 01708 202 777 to make an appointment.

## Council Tax Band

D



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            | 83      | 83                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |